



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

---

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236  
Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: [General@ch.morgan-hill.ca.gov](mailto:General@ch.morgan-hill.ca.gov)

## PLANNING COMMISSION

TUESDAY, MAY 23, 2006

CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA

### COMMISSIONERS

CHAIR RALPH LYLE  
VICE-CHAIR ROBERT J. BENICH  
COMMISSIONER H. GENO ACEVEDO  
COMMISSIONER SUSAN KOEPP-BAKER  
COMMISSIONER MIKE R. DAVENPORT  
COMMISSIONER ROBERT L. ESCOBAR  
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

### \*\*\* A G E N D A \*\*\*

### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH**

## PLANNING COMMISSION MEETING AGENDA

MAY 23, 2006

PAGE 2

### **GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

#### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

#### **PUBLIC HEARINGS:**

- 1) **DEVELOPMENT APPROVAL AMENDMENT, DAA-04-09: E. DUNNE-DELCO:** A request to amend an approved development agreement for a 36-unit portion of a 78-unit single-family home project to be located at 420 and 530 E. Dunne Ave., fronting the southwest corner of E. Dunne Ave. and San Benancio Way. The amendment request is to extend the development schedule to allow for additional time to commence construction. (APN 817-11-067 & 817-11-072)

**Recommendation:** Open Public Hearing/Adopt Resolution with recommendation to forward request to the City Council for approval.

- 2) **USE DETERMINATION RELATED TO ST. LOUISE HOSPITAL PUD:** A request that the Planning Commission determine whether a proposed use within the St. Louise Cancer Center would be consistent with the applicable PUD regulations.

**Recommendation:** Discussion

- 3) **PLANNING COMMISSION WORKPLAN FOR FISCAL YEAR 2006-2007:** The City Council has requested that each Commission prepare a workplan for FY 2006-07. The Planning Division must also prepare a workplan, which is submitted to the City Manager's Office, reviewed by the City Council, and reflected in the budget that is adopted.

**Recommendation:** Review and comment on proposed workplan, with recommendation to forward to City Manager/City Council as part of the budget process.

#### **TENTATIVE UPCOMING AGENDA ITEMS FOR THE JUNE 13, 2006 MEETING:**

- **ZA-05-05: Main-Marrad**
- **DA-05-04: Main-Marrad**
- **ZA-05-09: Church-Alcini**
- **DA-05-08: Church-Alcini**
- **DAA-04-05: Barrett-Odisho**
- **UP-05-09: Cochrane-Cingular Wireless**
- **UPA-80-07: Peak-St. John The Divine Episcopal Church**
- **DA-05-09: Del Monte-Giovanni**
- **ZAA-03-03: Foothill-The Institute/AIM**

## PLANNING COMMISSION MEETING AGENDA

MAY 23, 2006

PAGE 3

- ZA-05-30: City of Morgan Hill-Cochrane Plaza
- UP-06-05: Tennant-Rodrigues
- ZA-06-03: City of Morgan Hill-Non-Retail Commercial Zoning Text Amendment
- ZA-06-10: City of M.H.-Text Amendment to Chapter 18.55 (Secondary Dwellings/Density Bonus
- Building Allotment for Fiscal Year 2009-2010 (2007 Measure "C" Competition)

### ANNOUNCEMENTS:

### CITY COUNCIL REPORTS

### ADJOURNMENT

#### SPEAKER CARD

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

#### NOTICE

#### AMERICANS WITH DISABILITY ACT (ADA)

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

#### NOTICE

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

#### NOTICE

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*